

134.0

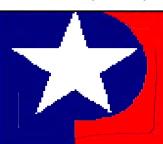
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,296,800 / 1,296,800
USE VALUE: 1,296,800 / 1,296,800
ASSESSED: 1,296,800 / 1,296,800**Patriot**
Properties Inc.**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
89		CHURCHILL AVE, ARLINGTON

OWNERSHIPUnit #:

Owner 1: FELLER ANDREW H &	<input type="checkbox"/>
Owner 2: MULVANEY KATLEEN M	<input type="checkbox"/>
Owner 3: <input type="checkbox"/>	

Street 1: 89 CHURCHILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: YPostal: 02476 Type: **PREVIOUS OWNER**

Owner 1: MOULIS MATTHEW & LISA P -

Owner 2: -

Street 1: 89 CHURCHILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Postal: 02476 **NARRATIVE DESCRIPTION**

This parcel contains 12,902 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 2750 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12902		Sq. Ft.	Site		0	90.	0.63	10									726,353						726,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							12902.000		570,400				726,400		1,296,800							
Total Card							0.296		570,400				726,400		1,296,800		Entered Lot Size					
Total Parcel							0.296		570,400				726,400		1,296,800		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		471.60		/Parcel: 471.6				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID										
134.0-0002-0005.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	570,500	0	12,902.	726,400	1,296,900	1,296,900	Year End Roll	12/18/2019
2019	101	FV	419,400	0	12,902.	766,700	1,186,100	1,186,100	Year End Roll	1/3/2019
2018	101	FV	394,900	0	12,902.	564,900	959,800	959,800	Year End Roll	12/20/2017
2017	101	FV	394,900	0	12,902.	540,700	935,600	935,600	Year End Roll	1/3/2017
2016	101	FV	394,900	0	12,902.	500,400	895,300	895,300	Year End	1/4/2016
2015	101	FV	385,900	0	12,902.	419,700	805,600	805,600	Year End Roll	12/11/2014
2014	101	FV	385,900	0	12,902.	410,000	795,900	795,900	Year End Roll	12/16/2013
2013	101	FV	362,600	0	12,902.	390,600	753,200	753,200		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
MOULIS MATTHEW	64293-544		9/29/2014			1,075,000	No	No					
BONZAGNI FRANK	54624-549		4/30/2010			749,500	No	No					
	7847-101		1/1/1901	Family			No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2012	618	Redo Kit	47,700	C				ADD MBATH ON 2ND F

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Meas/Inspect	HS	Hanne S
6/19/2013	Info Fm Prmt	BR	B Rossignol
2/4/2009	Measured	336	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
1/1/1982		KM	
4/5/1920	Meas/Inspect	HS	Hanne S

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type: 6 - Colonial	2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	643-7288.			16	34	8 2							
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	20 %	A Bath: 1	Rating: Good	3/4 Bath: 1	Rating: Good	14	14	6 2							
					A 3QBth: 1	Rating: Fair	1/2 Bath: 1	Rating: Good	12	10	6							
					A HBth: 1	Rating: Good	OthrFix: 1	Rating: Good	21	OSP	14							
					OthrFix: 1	Rating: Good	WSFlue: 1	Rating: Good	13	SFL	3							
GENERAL INFORMATION			OTHER FEATURES			1st Res Grid Desc: Line 1 # Units: 1			13	SFL	3							
Grade: B - Good (-)	Year Blt: 1936	Eff Yr Blt:	Kits: 1	Rating: Very Good	Level: FY	LR	DR	D	10	FFL	7							
Alt LUC:		Alt %:	A Kits: 1	Rating: Good	K	FR	RR	K	21	BMT	10							
Jurisdct: G14	Fact: .	Const Mod:	Fpl: 1	Rating: Good	B	BR	BR	B	13	SEI	21							
Lump Sum Adj:			WSFlue: 1	Rating: Good	F	HB	L	O	7									
INTERIOR INFORMATION			CONDOS INFORMATION			Upper			4									
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %	Location:	Total Units:	Floor:	21	OSP								
								% Own:	12	BMT								
								Name:	13	SFL								
									7	FFL								
									13	BMT								
DEPRECIATION			REMODELING			RES BREAKDOWN												
Phys Cond: GV - Good-VG	Functional:	Economic:	Plumbing:	Exterior:	Interior:	No Unit	RMS	BRS	FL									
						1	11	4										
Special:	Override:			Additions:														
				Kitchen:														
				Baths:														
				Electric:														
				Heating:														
				General:														
CALC SUMMARY			COMPARABLE SALES			PARCEL ID			SUB AREA									
Basic \$ / SQ: 125.00	Size Adj.: 1.09322500	Const Adj.: 0.99584043	Adj \$ / SQ: 136.085	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL				
									BMT	Basement	1,088	50.110	54,523					
									FFL	First Floor	1,033	136.080	140,575					
									SFL	Second Floor	928	136.080	126,287					
									HST	Half Story	408	136.080	55,523					
									OSP	Screen Porch	252	25.250	6,362					
									PAT	Patio	224	3.910	875					
									OPF	Open Porch	15	43.820	657					
										Net Sketched Area: 3,948	Total: 384,802							
									Size Ad	2369	Gross Are	4356	FinArea	2750				
MOBILE HOME			Make:			Model:			Serial #:			Year:			IMAGE			
SPEC FEATURES/YARD ITEMS																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc
More: N	Total Yard Items:	Total Special Features:												Total:				